



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
January 8, 2015
Minutes
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Jim Dewees, Joe Stoyack, Chad Adams, Josh Hagadorn, P.E. – Gilmore & Associates; Cary Vargo – Township Manager, Gwen Jonik – Secretary

Bob Schoenberger called the meeting to order at 7:33 p.m. A quorum was present.

Reorganization

Bob Schoenberger asked Cary Vargo to conduct the election of Chairperson for 2015. Chad Adams nominated Bob Schoenberger, seconded by Jim Dewees. No further nominations were offered and Bob was elected Planning Commission Chair for 2015 by a vote of 4 in favor and 1 abstention (Bob).

Bob Schoenberger asked for nominations for Vice-Chair for 2015. Jim Dewees nominated Sally Winterton, seconded by Chad Adams. No further nominations were offered and Sally was elected Vice-Chair 2015 by a vote of 4 in favor and 1 abstention (Sally).

Jim Dewees nominated Gwen Jonik for Planning Commission Secretary for 2015, seconded by Joe Stoyack. No further nominations were offered and Gwen was unanimously elected Secretary 2015.

BAPS of Upper Uwchlan – Conditional Use Application - Review

Mr. Harshad Patel, representing BAPS of Upper Uwchlan, explained their Conditional Use Approval request regarding using the existing Uppatnas School property for religious and educational purposes. The property is currently owned by Open Community Corporation, includes 5 buildings in the R2 zoning district, and the teachers and administration continue to use the school building. Mr. Patel presented a prepared PowerPoint presentation, distributing hard copies of the presentation to the Commission.

BAPS (Bochasanwasi Shri Akshar Purushottam Swaminarayan Sanstha), an international organization, is a socio-spiritual Hindu organization. There are 17 families who have been meeting locally over the past 10 years. They plan to use the gym building (6,300 SF first floor; 3,400 SF second floor) to conduct most activities, typically 3-4 hours on Saturdays or Sundays, for prayer services and social gatherings where they serve light food, use the classrooms in the gym building for educational and social use, charitable activities. They hold 1 major festival (Diwali) during the year. No on-site residents are proposed. Existing concrete and gravel parking (101 spaces), including handicapped spaces, are near the main entrance to the gym. A small kitchen exists, as do restrooms; there are no changes to make inside or outside unless the Township requires something. They plan to have the electrical, lighting and plumbing systems reviewed. There are no plans to use any other buildings at this time. They'll maintain all buildings and the property. A security system will be added. The property is served by on-site septic and public water.

The Planning Commission appreciated the presentation and favor the proposed use.

Joe Stoyack moved, seconded by Jim Dewees, to recommend that the Board of Supervisors hold the Conditional Use Hearing and approve the Use with a further recommendation that if additional parking is needed in the future, the Applicants have the plans reviewed by the Township Engineer or Staff for compliance with parking/paving/impervious surface regulations. The Motion carried unanimously.

Struble Trail Trailhead Improvement – Conditional Use and Final Land Development Plan – Review

Dave Stauffer of Chester County Department of Facilities and Parks and Nick Feola of Bursich Associates were in attendance. Mr. Stauffer provided a brief history of the Plan; that it was initially submitted in the Fall of 2013 and then withdrawn early 2014 to address several zoning and subdivision/land development requirements. Mr. Feola presented the December 2014 Plan. The Municipal Use is now within Zoning Ordinances, the project proposes improving the trailhead at Dorlan Mill Road – renovation of the existing gravel parking area to 32 paved parking spaces, and relocating the trail further north/east on Dorlan Mill Road, added landscaping and lighting. The previously proposed comfort station (restrooms) has been deleted; the rain garden has been enlarged to comply with storm water ordinances; the lighting plan proposes LED lights on a timer which will fully extinguish 1 hour after dark; a 75' riparian buffer is shown; regulated wetlands are not being disturbed; a speed study was conducted on Dorlan Mill Road. The project has been approved by the County Conservation District; PaDEP approval is anticipated shortly following additional information submission. The County will be responsible for maintaining the trail, parking area, rain garden, lighting, etc.

Cary Vargo advised that the Conditional Use and Final Land Development Plan approvals are going through the process simultaneously.

Resident John Shelton commented he believes there are several zoning and subdivision/land development issues yet to be addressed. He was asked to put them in writing for consideration during the conditional use hearing process.

Chad Adams moved, seconded by Joe Stoyack, to recommend to the Board of Supervisors that they hold the Conditional Use Hearing and approve the Use and that they consider approval of the Land Development Plan during that process. The Motion carried unanimously.

Sunoco Mariner East 1 – Eagle Pump Station Site Plan – Review

Attendees representing Sunoco Pipeline: Lou Colagreco, Esq., of Riley Riper Hollin and Colagreco; Tim Connolly, Civil Engineer; Don Zoladkiewicz, Sunoco's Consultant; and Matt Gordon, Sunoco's Engineer

Mr. Colagreco advised that this project, located on 4 acres at the corner of Little Conestoga Road and Milford Road, involves repurposing the existing pipelines, constructing a combustion system, a 32,000 SF stone equipment pad, several small enclosures and a perimeter wall and/or fence. Sunoco has been granted approval by the Public Utility Commission (PUC) and submitted the site plans for the Township's review but doesn't require typical plan approval. This will be an unmanned facility that is inspected by Sunoco personnel once a week. The landscaping plan includes 3 times the required landscaping. Sunoco will satisfactorily address all comments in the Township Consultants' review letter except additional paving at the intersection.

The following points are in response to Planning Commission members' or Mr. Vargo's questions/comments:

- The site is considered a 'dark site'; it won't be lit at night; manual lighting while Staff are inspecting. The light poles are proposed at 30' in height, 10' taller than our ordinance. Mr. Colagreco commented there may be safety issues if they're lower, but they will investigate.
- The combustion system is enclosed and a large steel cylinder hides the flame; it won't be visible or emit noise.
- Since the facility won't have any truck traffic in and out, Sunoco doesn't plan to provide the additional intersection paving suggested in McMahon's review.
- The driveway will be paved per Al Gaspari's building department review.

Mr. Colagreco advised the plans would be revised per the Consultants' review letter and a building permit will be submitted. They hope to begin construction @ 60 days.

Mr. Vargo commented that a solid wall perimeter isn't favored; Mr. Zoladkiewicz left a folder with various wall and fencing options for the Commission's selection.

Mrs. Colligon questioned impact of the structures or wall at the facility on the site distance at the intersection of Little Conestoga Road and Milford Road. The structures and wall/fence are far enough away from the roadways that there won't be any impact on the site distance.

Approval of Minutes

Joe Stoyack moved, seconded by Jim Dewees, to approve as presented the minutes of the December 11, 2014 Planning Commission meeting. The Motion carried unanimously.

Open Session

Gwen advised that Sally Winterton, Ken Engle, and Chad Adams were reappointed to serve another term on the Planning Commission.

The Toll/Orleans conditional use hearing regarding the roadway in the Ewing development was continued to January 20, 2015 – 7:30 p.m. The Struble Trail Trailhead Improvement Project conditional use hearing may be scheduled for February 2 – the date is not yet confirmed.

The next Planning Commission meeting is scheduled for February 12, 2015, 7:30 p.m.

Adjournment

Jim Dewees moved, seconded by Chad Adams, to adjourn at 9:00 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary